



Rosemount

Outwood, West Lyng, Taunton, Somerset, TA3 5AJ

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ESTATE AGENTS

A deceptively spacious detached chalet bungalow, currently configured to provide a self-contained annexe, standing in large gardens and grounds of about 2 acres with garaging, long driveway providing ample parking and enjoying a semi-rural location in this small hamlet, close to the Bridgwater and Taunton canal.



Key features

- Substantial 5 bedroom family home with the potential to sub-divide to provide a 2 bedroom annexe
- 2 Kitchen/dining rooms
- 2 sitting rooms and conservatories
- 3 shower rooms
- Oil-fired central heating and double glazing
- Large gardens and grounds of about 2 acres
- Numerous outbuildings including garaging
- Long gated driveway of about 180m providing ample parking
- In all about 2 acres

Services

Mains water and electricity. Private drainage. Oil-fired central heating

EPC

Band D (64)

Council Tax

Band D





The property

Originally comprising a detached bungalow this property has been substantially extended so that it now provides first floor accommodation and a 'wing' has been added which can be utilised as an annexe if so required. The property provides great flexibility as to use and can be occupied as one large property with 5 bedrooms and 2 reception rooms, or subdivided to provide a two-storey 3 bedroom home and single-storey 2 bedroom annexe. The property is well presented, has oil-fired central heating and is double glazed. The property stands within gardens and grounds extending to about 2 acres and is offered with a good number of outbuildings.

Main property

If utilised as 2 units of accommodation the main property is approached via a conservatory, which leads to the kitchen/dining room. Doors provide access to the 'annexe wing' and also to a hallway with access to the ground floor rooms and a staircase providing access to the 2 first floor bedrooms. On the ground floor can be found a sitting room with double doors opening to the garden. There is also a bedroom which can be utilised as a study and a shower room. On the first floor are 2 bedrooms, one with an en suite shower room and the other has an en suite cloakroom.



The annexe

This can have its own separate access via a sun room with lovely views over the garden. This opens to the kitchen/dining room, which enjoys a pleasant double



aspect. The sitting room also overlooks the garden and double doors open to the terrace. There are 2 double bedrooms and a shower room.

Outside

The property can be approached via 2 driveways. Either from the main A361 or the village road into Outwood. A long driveway extends to about 180m and is gated at either end. The gardens lie mainly to the front of the property and include a large expanse of lawn with numerous trees and approached directly from the property is a large paved terrace. Situated at the end of the garden is a timber garden shed/garage. Situated to the side of the property can be found a productive vegetable garden. To the rear of the property is a further area of paving and a pathway gives access to another timber framed garage. Rising up behind the property is a further grassed area with numerous trees and includes a Second World War Pillbox, believed to have been installed to protect the adjacent railway line. The property enjoys a good deal of privacy and in all the grounds extend to about 2 acres.

Situation

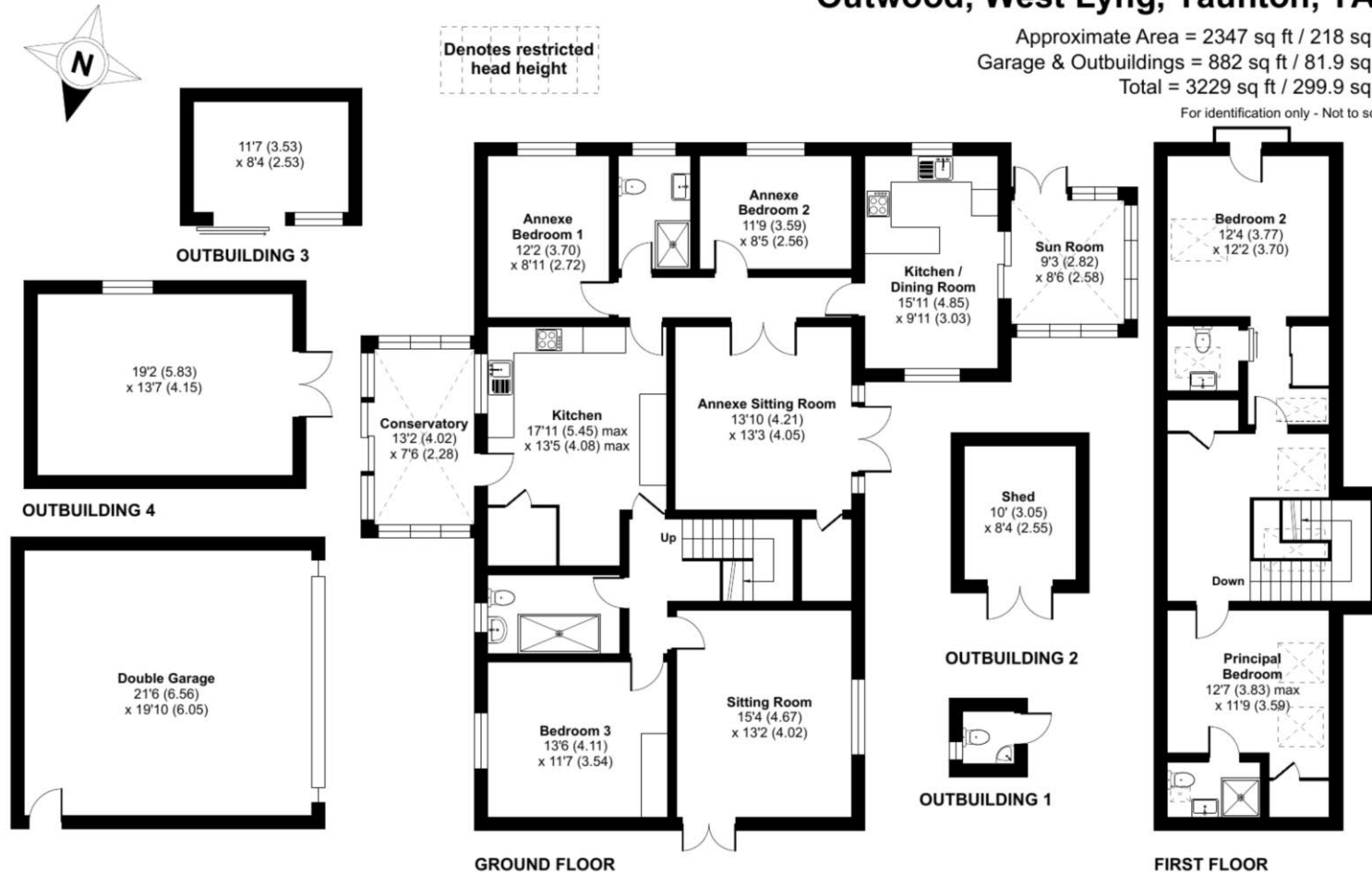
Outwood is a small hamlet which adjoins the Bridgwater to Taunton canal which provides excellent level cycling and walking opportunities. Outwood can be found just off the A361 which runs from Taunton to Street. It lies about 6 miles East of Taunton and is also readily accessible to the larger centres of Bridgwater and Langport



Outwood, West Lyng, Taunton, TA3

Approximate Area = 2347 sq ft / 218 sq m
 Garage & Outbuildings = 882 sq ft / 81.9 sq m
 Total = 3229 sq ft / 299.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlchecom 2024. Produced for James Gray. REF: 1181857

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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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